



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

## **SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION**

**Application Number:** 2306734

**Applicant Name:** Greg Brant for Knoll Development LLC

**Address of Proposal:** 1435 25<sup>th</sup> Avenue

### **SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel of into two (2) unit lots (unit lot subdivision). This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of a single family (ground related) structure has been added and approved at the development site under Project #2305350. The existing single family residential structure and accessory parking will remain.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two (2) unit lots.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

### **BACKGROUND DATA**

#### **Site & Area Description**

The development site is located at the southwest corner of East Pike Street and 25<sup>th</sup> Avenue intersection in Seattle's Central District neighborhood. The site is a corner lot that is rectangular

in shape that extends 30 feet in width and 128 feet in depth. The lot is oriented lengthwise along the East Pike Street frontage and, slopes modestly downward from west to east 16 feet from property line to property line. The subject site is currently under development with the addition of one single family structure located on the subject lot's west half. The existing two-story single family structure resides on the east half of the subject site with front setback orientation to 25<sup>th</sup> Avenue. The existing lot comprises a land area of approximately 3,846 square feet, and is located in a Multifamily Lowrise One (L-1) zone with a minimum residential density limit of one unit per 1,600 square feet of lot area. The site is currently nearing final completion of construction (Permit #731713) of a single family (ground related) structure. The total unit count at the development site will be two after finalization of Building Permit #731713.



The new single family structure is currently in the final stages of securing the final building permit approvals. The existing ground related residential structure, built around 1902 will remain at the site with no significant alterations planned. Parking for the existing residence will be accessed through East Pike Street and located between the existing and proposed single family structure. Surface parking for the new single family structure will be accessed through East Pike Street, and will be located between the new residential unit and rear (west) property boundary line. The site slopes modestly over the rear 111 feet with a dramatic elevation change in the first 17 feet abutting 25<sup>th</sup> Avenue. The existing single family structure sits approximately 8 feet above 25<sup>th</sup> Avenue rights-of-way. There is no vegetation of note at the development site.

Development in the area includes a mix of single family and multifamily residential uses to the north and east located within Multifamily Lowrise One (L1) and Single Family 5000 (SF 5000) zones. To the south along East Union Street and west along 23<sup>rd</sup> Avenue, a mix of commercial and residential uses is prevalent. The commercial uses are concentrated along 23<sup>rd</sup> Avenue around a narrow Neighborhood Commercial Two with a height limit of 40 feet (NC2-40) zoning band. This commercial area is home to two popular establishments, Philly's Best Steaks and Hoagies and Thompson's Point of View restaurants. Outside the commercial and multifamily corridors moderately dense SF 5000 zone dominates the neighborhood. Housing stock in the area is relatively modest in size and design, constructed around the turn of the century.

### Proposal

The subject property is currently under development with the construction of a single family (ground related) structure (under related permit number 731713). The existing ground related residential unit will remain to bring the total unit count to two. The short subdivision (unit lot subdivision) is the subject of this decision and will create two separate unit lots for each of the units on the single parent lot (or development site). Vehicular access will be provided through

two curb cuts located along the East Pike Street rights-of-way. An existing curb cut in the rear will provide access to surface parking to the new residential structure. While surface parking for the existing ground related structure will be located between the two structures

Public Comment:

Date of Notice of Application: December 12, 2003  
Date End of Comment Period: December 24, 2003  
# Letters: 0  
Issues: No comments letters were received during the review of this project.

**PLAN REVIEW – SHORT SUBDIVISION**

**SMC 23.24.020 Content of application.**

Applications for approval of a short subdivision shall include the following:

- A. ☒ Plat of the proposed short subdivision containing standard survey data;
- B. ☒ Vicinity map on which shall be indicated the property to be subdivided;
- C. ☒ Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- D. ☒ Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- E. ☒ Name and address of owner(s) of the tract;
- F. ☒ Location of existing roadways, sanitary sewer, storm drain and water main, if any, together with proposed street improvements; and
- G. ☒ Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

**SMC 23.24.030 Content of short subdivision.**

- A. Every short plat of a short subdivision filed for record must contain:
  - 1. ☒ A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.

- 2. ☐ If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
  - 3. ☐ Roads not dedicated to the public must be clearly marked on the face of the short plat.
  - 4. ☐ All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. ☐ The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

**SMC [23.24.035](#) Access.**

- A. ☒ Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. ☐ Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. ☐ Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. ☐ Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
  - 1. ☐ Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and

- 2. ☐ The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
  - 3. ☐ The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
  - 4. ☐ No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
  - 5. ☐ There is identifiable access for the public and for emergency vehicles; and
  - 6. ☐ There is no potential for extending the street system.
- E. ☒ Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

#### **CRITERIA REVIEW – SHORT SUBDIVISION**

- A. The Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat.
- 1. Conformance to the applicable Land Use Code provisions (including street improvement requirements);
    - ☒ Zoning review approved.
      - ☒ Development standards of underlying zone (including Overlays).
      - ☒ Chapter [23.53](#) Streets and Alleys
      - ☒ Chapter [23.54](#) Parking and Access
    - ☐ Zoning review approved with conditions or corrections.
  - 2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
    - ☒ Fire Marshal's Office approved.
    - ☐ Fire Marshal's Office approved with conditions.
    - ☒ Seattle City Light review approved.

- ☐ Seattle City Light requires easement.
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
- ☒ Drainage review approved.
- ☐ Drainage review approved with conditions.
- ☒ Seattle Public Utilities Water Availability Certificate (WAC ID # 2003-1290) approved.
- ☐ Seattle Public Utilities requirements for WAC approval.
4. Whether the public use and interests are served by permitting the proposed division of land;
- ☐ Department of Parks and Recreation approved.
- ☐ Department of Parks and Recreation approved with conditions.
- ☐ Department of Neighborhoods (landmark sites or Districts) approved.
- ☐ Department of Neighborhoods (landmark sites or Districts) approved with conditions.
- ☒ Building Plans Examiner review and approval.
- ☐ Building Plans Examiner approval with conditions.
- ☒ The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#), short subdivision and subdivisions in environmentally critical areas;
- ☒ Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
- ☒ Site exempt from ECA Ordinance (SMC [25.09.040](#))
6. Is designed to maximize the retention of existing trees;
- ☐ Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
- ☒ Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
- ☒ The short subdivision meets the applicable provisions of SMC [25.11](#).
- ☐ A tree preservation plan is required.

**SMC 23.24.045 Unit lot subdivision.**

- A. ☒ Applies exclusively to townhouses, cottage housing developments, residential cluster developments, and single family residences in zones where such uses are permitted.
- B. ☒ Sites developed or proposed to be developed with dwelling units in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.
- C. ☒ Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.
- D. ☒ Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.
- E. ☒ Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of the King County Department of Records and Elections.
- F. ☒ The fact that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.

**SMC 23.24.060 Redivision procedure.**

- ☒ Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter 23.22, property within that short subdivision may not be further divided through the short subdivision process if it

would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

**DECISION – SHORT PLAT:**      **CONDITIONALLY APPROVED**

**CONDITIONS – SHORT PLAT:**

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each unit lot, parcel or tract created by the short subdivision (unit subdivision) shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side setback easements, fences or structures shall be shown. All structures related to building permit number 731713 shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat.
2. Add the conditions of approval to the face of the plat, or on an additional page if needed. If the conditions are on a separate page, insert on the plat:  
  
*“For conditions of approval after recording, see Page \_\_\_\_ of \_\_\_\_.”* (If necessary, renumber the pages).
3. Outline on the face of the short plat: the legal descriptions for the existing and proposed lots; the location of the existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as “Easement A”) shall be shown on the face of the plat.
4. Provide a notation on the face of the short plat to read as follows:  
  
“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”
5. Submit the final recording forms and fee.

After Recording and Prior to Issuance of future Building Permit

The owner(s) and/or responsible party(s) shall:

6. Attach a copy of the recorded short plat to all building permit plan sets.
7. Submit a standard drainage control plan for all of the unit lots.

Conditions of Approval Prior to the Individual Transfer or Sale of Lots

Prior to the individual transfer or sale of any one of the lots, the owner(s) and/or responsible party(s) shall:

8. Comply with the requirements outlined in the Water Availability Certificate (WAC #2003-1290).
9. Ensure that private use and maintenance agreements for all ingress/egress and utility easements are created.
10. Ensure that any owner(s) and/or responsible party(s) is/are made aware of the joint use and maintenance responsibilities associated with “common” or shared property/structural features, including common walls.

Signature: (signature on file) Date: April 12, 2004  
Bradley Wilburn, Land Use Planner  
Department of Planning and Development  
Land Use Services

BW:bg

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